

1 BILL NO. R-87-09-03

2 DECLARATORY RESOLUTION NO. R-62-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
3404 Conestoga Drive, Fort Wayne,
Indiana 46808. (Cole Properties,
Petitioner).

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of Section 28, Township
13 31 North, Range 12 East, Allen
County, Indiana, more particularly
described as follows:

14 Commencing at the Southeast corner
15 of the West half of the Southeast
Quarter of Section 28, Township
16 31 North, Range 12 East, Allen
County, Indiana; thence West
17 along the South line of the W1/2
of the SE1/4 of Sec. 28-31-12,
18 and the South line of the E1/2
of the SW1/4 of Sec. 28-31-12,
19 a distance of 1475.0 feet; thence
North with a deflection angle
20 to the right of 89 degr. 54 min.
20 sec. and parallel to the East
21 line of the W1/2 of the SE1/4
of Sec. 28-31-12, a distance
22 of 701.45 feet; thence East with
a deflection angle to the right
23 of 89 degr. 45 min. 20 sec.
and parallel to the South line
24 of Centennial Industrial Park
Section III, as recorded in the
25 plat thereof in the Office of
the Recorder of Allen County,
26 Indiana, a distance of 155.0
feet to the point of beginning;
27 thence North with a deflection
angle to the left of 89 degr.
28 45 min. 20 sec. and parallel
to the East line of the W1/2
29 of the SE1/4 of Sec. 28-31-12,
a distance of 392.8 feet; thence
30 East with a deflection angle
to the right of 89 degr. 45
31 min. 20 sec. parallel to the
South line of Centennial Industrial
32 Park, Section III, a distance
of 520.0 feet; thence South with

1 Page Two

2 a deflection angle to the right
3 of 90 degr. 14 min. 40 sec. and
4 parallel to the East line of
5 the W1/2 of the SE1/4 of Sec.
6 28-31-12, a distance of 392.8
7 feet; thence West with a deflec-
8 tion angle to the right of 89
9 degr. 45 min. 20 sec. parallel
10 to the South line of Centennial
11 Industrial Park, Section III,
12 a distance of 520.0 feet to the
13 point of beginning, containing
14 4.689 acres;

15 The above-described real estate
16 has been preliminarily platted
17 as Lot Number 47, Centennial
18 Industrial Park, Section VI,
19 an Addition to the City of Fort
20 Wayne;

21 said property more commonly known as 3404 Conestoga Drive, Fort
22 Wayne, Indiana 46808;

23 WHEREAS, recommendations have been received from the
24 Committee on Finance and the Department of Economic Development
25 concerning said Resolution;

26 WHEREAS, notice of the adoption and substance of said
27 Resolution has been published in accordance with I.C. 5-3-1 and
28 a public hearing has been conducted on said Resolution;

29 WHEREAS, if said Resolution involves an area that has
30 already been designated an allocation area under I.C. 36-7-14-39,
31 the Fort Wayne Redevelopment Commission has adopted a Resolution
32 approving the designation.

33 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
34 THE CITY OF FORT WAYNE, INDIANA:

35 SECTION 1. That, the Resolution previously designating
36 the above described property an "Economic Revitalization Area" is
37 confirmed in all respects.

38 SECTION 2. That, the hereinabove described property is
39 hereby declared an "Economic Revitalization Area" pursuant to
40 I.C. 6-1.1-12.1, said designation to begin on the effective date

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Read the first time in full and on motion by E. Stark
seconded by Stew, and duly adopted, read the second time
by title and referred to the Committee Finance (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on Tuesday, the 22nd day of
September, 19 87, at 7:00 o'clock P..M., E.

DATE: 9-8-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stark
seconded by Stew, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u> </u>	<u> </u>	<u>1</u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u> </u>	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 9-22-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-6287
on the 22nd day of September, 19 87,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Quinto
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of September, 19 87,
at the hour of 11:00 o'clock 11.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of September,
19 87, at the hour of 3:00 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

Rec'd
8/27/87

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements
☐ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: COLE PROPERTIES

Address of Applicant's Principle Place of Business:

4910 LIMA ROAD

FORT WAYNE, INDIANA 46808

Phone Number of Applicant: (219) 483-1171

Street Address of Property Seeking Designation:

3404 CONESTOGA DRIVE

FORT WAYNE, INDIANA 46808

S.I.C. Code of Substantial User of Property: 3599

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>X</u>	<u> </u>
Is the project site within a platted industrial park?	<u>X</u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u> </u>
Will the project have ready access to City Sewer?	<u>X</u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?
MACHINING AND SHIPMENT OF ALUMINUM CASTINGS

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

24,000 SQUARE FOOT METAL BUILDING USED FOR PATTERN MANUFACTURING AND MACHINING
AND SHIPMENT OF ALUMINUM CASTINGS.

What is the condition of structure(s) listed above? 6 MONTHS OLD

Current assessed value of Real Estate:

Land	<u>\$27,200</u>
Improvements	<u>\$66,300</u>
Total	<u>\$93,500</u>

What was amount of Total Property Taxes owed during the immediate past year? SEE NOTE BELOW for year 1987.

Give a brief description of the proposed improvements to be made to the real estate.

12,000 SQUARE FOOT METAL BUILDING ADDITION

Cost of Improvements: \$ 240,000

Development Time Frame:

When will physical aspects of improvements begin? SEPTEMBER 10, 1987

When is completion expected? DECEMBER 15, 1987

E. PERSONAL PROPERTY ABATEMENT: N/A

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

NOTE: ASSESSED VALUATION GIVEN IN SECTION D IS FIRST ASSESSMENT ON PROPERTY HELD BY COLE PROPERTIES. ASSESSMENT WAS FOR THE YEAR ENDED 1987.

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? NONE

How many permanent jobs will be created as a result of this project?
NONE

Anticipated time frame for reaching employment level stated above?
N/A

What is the nature of those jobs?
N/A

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

THE PROPERTY ON WHICH THE PROJECT WILL BE LOCATED IS A FAIRLY RECENT ADDITION TO AN EXISTING INDUSTRIAL PARK.

In what Township is project site located? WASHINGTON

In what Taxing District is project site located? FORT WAYNE - WASHINGTON

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

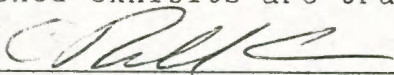
DOUGLAS W. COOPER

4910 LIMA ROAD

FORT WAYNE, INDIANA 46808

Phone Number of Contact Person (219) 483-1171

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

*C. C. RICHARDS COLE
PARTNER*

8-27-87
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

EXHIBIT "A"

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the W1/2 of the SE1/4 of Sec. 28-31-12, and the South line of the E1/2 of the SW1/4 of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the W1/2 of the SE1/4 of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres.

The above-described real estate has been preliminarily platted as Lot Number 47, Centennial Industrial Park, Section VI, an Addition to the City of Fort Wayne.

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Cole Properties
Site Location: 3404 Conestoga Drive
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Machining and shipment of aluminum castings

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>x</u>
Urban Enterprise Zone	<u> </u>	<u>x</u>
Redevelopment Area	<u>x</u>	<u> </u>
Platted Industrial Park	<u>x</u>	<u> </u>
Flood Plain	<u> </u>	<u>x</u>

Description of Project:

Twelve thousand (12,000) square foot metal building addition

Type of Tax Abatement: Real Property x Manufacturing Equipment

Estimated Project Cost: \$ 240,000 Permanent Jobs Created: 15

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. x Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff M. D. Beck
Date 8/28/87

Director TL v. St
Date 8/29/87

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the

designation of an "Economic Revitalization Area" under I.C. 6-1.1-

12.1 for property commonly known as 3404 Conestoga Drive, Fort

Wayne, Indiana 46808. (Cole Properties, Petitioner).

CJ-87-09-03

EFFECT OF PASSAGE A 24,000 square foot metal building will be

constructed to be used for pattern manufacturing and machining

and shipment of aluminum castings.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Cole Properties
Site Location: 3404 Conestoga Drive
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2
Nature of Business: Machining and shipment of aluminum castings

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u>X</u>	<u> </u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:
Twelve thousand (12,000) square foot metal building addition

Type of Tax Abatement: Real Property X Manufacturing Equipment _____
Estimated Project Cost: \$ 240,000 Permanent Jobs Created: 15

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff Frank D. Beck
Date 8/28/87

Director TL v. SA
Date 8/28/87

BILL NO. R-87-09-03

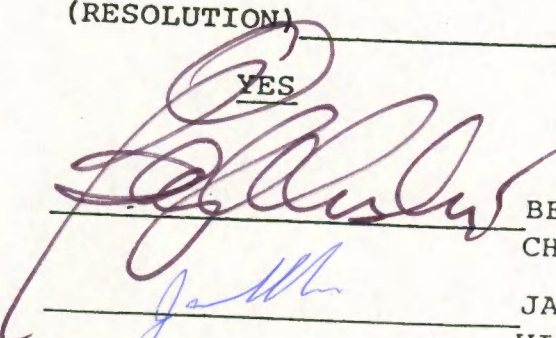
REPORT OF THE COMMITTEE ON FINANCE

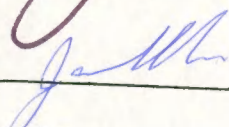
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 3404 Conestoga Drive, Fort Wayne, Indiana
46808 (Cole Properties, Petitioner)


HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

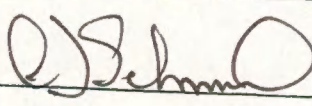
YES

NO


BEN A. EISBART
CHAIRMAN


JAMES S. STIER
VICE CHAIRMAN

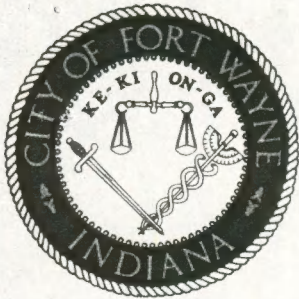

CHARLES B. REDD


DONALD J. SCHMIDT


SAMUEL J. TALARICO

CONCURRED IN 9-22-87.

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

September 9, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of September 12, 1987, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Declaratory Resolution

Bill No. R-87-09-02 & R-87-09-03
Bill No. R-87-09-04 & R-87-09-05
Bill No. R-87-09-06 & R-87-09-07
Bill No. R-87-09-08 & R-87-09-09

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 4

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-09-02 AND R-87-09-03)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on 9-8-87,
date

designating property at 3404 Conestoga Drive, Fort Wayne, IN
(Cole Properties-Petitioner

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M.
date, time & place
in Common Council Conference Room 128, City-County Bldg., Fort Wayne,
Indiana

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M., in Common Council Conference Room 128, City-County Bldg. Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

in state and county aforesaid, and that the printed matter attached hereto is a true copy,
which was duly published in said paper for one time, the dates of publication being
as follows:

9/12/87

Subscribed and sworn to me before this 12th day of September, 19 87

Shelley R. LaRue
Shelley R. LaRue, Notary Public

My commission expires March 3, 1990

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM \$8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose
Date Sept. 12 19 87 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 9/12/87

Subscribed and sworn to me before this 12th day of September 19 87
Shelley R. LaRue Notary Public
My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-09-02 AND R-87-09-03)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9-8-87, designating property at 3404 Conestoga Drive, Fort Wayne, IN. (Cole Properties-Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, September 22, 1987, at 7:00 P.M., in Common Council Conference Room 128, City-County Bldg. Fort Wayne, Indiana.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk